090.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,200 / 600,200
					USE VALUE:	600,200 / 600,200
					ASSESSED:	600,200 / 600,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASANAVE ELIZABETH L
Owner 2:	
Owner 3:	
Street 1:	4 MARTIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY BRUCE M -
Owner 2:	BUCKLEY QUINLAN NATASHA -
Street 1:	4 MARTIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 1269 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	228,400		371,800	600,200
Total Card	0.085	228,400		371,800	600,200
Total Parcel	0.085	228,400		371,800	600,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.97 | /Parcel: 472.97

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57921
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7328!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	228,400	0	3,704.	371,800	600,200		Year end	12/23/2021
2021	101	FV	221,400	0	3,704.	371,800	593,200		Year End Roll	12/10/2020
2020	101	FV	221,400	0	3,704.	371,800	593,200	593,200	Year End Roll	12/18/2019
2019	101	FV	190,000	0	3,704.	377,100	567,100	567,100	Year End Roll	1/3/2019
2018	101	FV	190,000	0	3,704.	281,500	471,500	471,500	Year End Roll	12/20/2017
2017	101	FV	190,000	0	3,704.	254,900	444,900	444,900	Year End Roll	1/3/2017
2016	101	FV	190,000	0	3,704.	244,300	434,300	434,300	Year End	1/4/2016
2015	101	FV	185,200	0	3,704.	207,100	392,300	392,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:23:37

LAST REV

Date	Time
03/24/21	08:59:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY BRUCE M	76629-580	1	1/6/2021		605,000	No	No		
WOODWORTH KEITH	46135-473		9/22/2005		460,000	No	No		
	18397-493		7/1/1987		187,000	No	No		Y

USER DEFINED

Prior Id # 1:	57921
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	759	New Wind	3,800	C				
3/10/2014	177	Redo Kit	22,430					

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
11/9/2018	MEAS&NOTICE	CC	Chris C
6/10/2014	Info Fm Prmt	PC	PHIL C
3/18/2009	Meas/Inspect	372	PATRIOT
1/20/2006	MLS	MM	Mary M
3/6/2000	Inspected	276	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

Total AC/HA:	0.08503	Total SF/SM:	3704	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371,784	Spl Credit		Total:	371,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	62300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331063
Depreciation:	102629
Depreciated Total:	228433

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

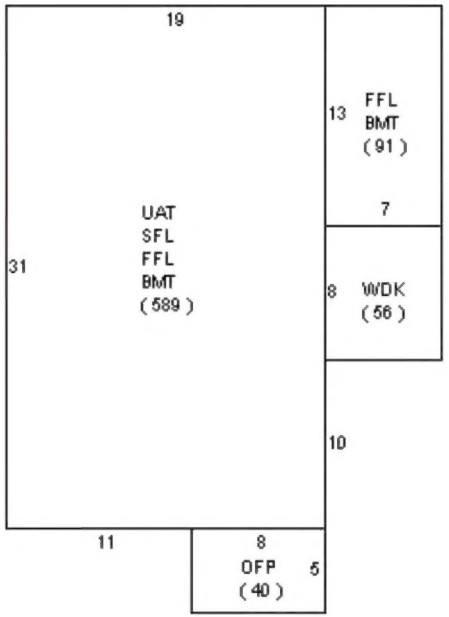
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	104.20
Final Total:	228400	Val/Su SzAd	179.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	680	52.120	35,440
FFL	First Floor	680	173.730	118,135
SFL	Second Floor	589	173.730	102,326
UAT	Upper Attic	147	69.490	10,233
WDK	Deck	56	15.840	887
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	2,192			Total:	268,763
Size Ad	1269	Gross Area	2634	FinArea	1269

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

090.0-0004-0015.0

IMAGE

AssessPro Patriot Properties, Inc